



**Final Meeting Minutes of the Regular CSURA Board Meeting**  
**Held on Wednesday, May 24, 2017**  
**Pikes Peak Conference Room – City Hall – 11:00 A.M.**

In attendance were:

Commissioners:

Merv Bennett
Randy Case
Gary Feffer
Toby Gannett
Valerie Hunter
Maureen Juran
Jim Mason
Brian Olson
Wynne Palermo
Jarred Rego

Absent:

Tiffany Colvert
Peter Scoville

Also in Attendance:

David Neville	KKRDN General Counsel
Carrie Bartow	CliftonLarsonAllen, CPA
Jariah Walker	Executive Director
Dean Beukema	CSURA Staff
Bob Cope	City Economic Development Manager
Peter Wysocki	City Planning Director
Ryan Tefertiller	Urban Planning Manager

Citizens in Attendance:

Chair Wynne Palermo called the meeting to order at 11:00 a.m.

**Item 1 – Approval of the April 26, 2017 CSURA Meeting Minutes**

A motion was made by Commissioner Merv Bennett, seconded by Commissioner Randy Case to approve the meeting minutes of April 26, 2017 with the addition under Item 1 – Board Introductions and Thank You - that Randy Case was appointed as a regular board member and that Wynne Palermo was reappointed. Also under Item 7 – United States Olympic Museum Bond Closing - the correction of spelling from dispersed to disbursed. The motion passed 8 -0.

Commissioner Gary Feffer entered the meeting.

**Item 2 –Approval of the Financial Report as of April 30, 2017**

Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of April 30, 2017 including the property tax received from each Urban Renewal Area as well as the check register as provided in the agenda packet.

A motion was made by Commissioner Randy Case, seconded by Commissioner Valerie Hunter to approve the Financial Report and check register as of April 30, 2017. The motion passed 9 - 0.

**Item 3 – Citizen Comment**

None

Commissioner Jim Mason entered the meeting.

**Item 4 – Executive Director’s Report**

Jariah Walker stated that Downtown Colorado Inc. will be sponsoring an Urban Renewal Board Training on July 14<sup>th</sup> from 10:00 a.m. – 4:00 p.m. in Denver. The Joint CSURA/City Council meeting will be July 17<sup>th</sup> from 12:00 – 1:30 p.m. at City Hall in the Pikes Peak Conference Room. Please refer to the CSURA Board meeting audio, part one for the complete report.

**Item 5 – El Paso County Assessor’s Report**

El Paso County Assessor, Steve Schleiker gave a presentation on the 2017 El Paso County reappraisals, the 2017 Colorado State Legislation, Assessment Rate Study and the Gallagher Amendment. Please refer to the CSURA Board meeting audio, part one for the complete report.

**Item 6 – South Nevada Avenue URA Bond Discussion**

Sam and Kathy Guadagnoli and Ray O’Sullivan, Ivywild Development gave a presentation on the South Nevada Avenue Urban Renewal Area bonds. They are requesting to use the CSURA as the financing entity for the sale of bonds for the South Nevada Avenue Urban Renewal Area. Saranne Maxwell bond counsel from Kutak Rock LLP discussed the bond process. Please refer to the CSURA Board meeting audio, part one for the complete discussion.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Brian Olson to approve moving forward with the concept and consideration of the South Nevada Avenue Urban Renewal Area Bonds. The motion passed 10 – 0.

A special meeting of the CSURA Board was scheduled for Thursday, June 15, 2017 to further discuss and review the South Nevada Avenue URA Bonds.

Commissioner Toby Gannett left the meeting.

**Item 7 – CSURA Board Retreat Summary**

Jariah Walker stated that he would be sending out a summary of the retreat and requesting comments from board members so they can develop a strategy as an organization for the best course of action. The top three goals were; continue improving the CSURA image, encourage appropriate projects and revisit existing ones, and collaboration between CSURA and stakeholders. A work session will be scheduled in September so the board can discuss their goals in moving forward.

**Item 8 – Executive Session\***

Chair Wynne Palermo read the legal explanation as per CRS 24-6-402(4)(b) conference with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions. A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Maureen Juran to enter into executive session. The motion passed 9 – 0.

**Item 9 – Non-Agenda Items**

There being no further business the meeting adjourned at 1:20 p.m.

The next regular Urban Renewal Authority Board Meeting is scheduled for June 28, 2017

**Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website.**

**[www.csurbanrenewal.org](http://www.csurbanrenewal.org)**